SARZ — Sport and Active Recreation Zone

The Sport and Active Recreation Zone covers sports fields and associated facilities that are primarily used for organised sports and informal active recreation within the urban areas of Lower Hutt, providing recreation opportunities for the community of Lower Hutt and the Wellington region.

This zone primarily applies to public parks, such as sports fields, golf courses and larger reserves with playgrounds.

Built development within the zone is typically limited to the development necessary to provide for and support recreation and community activities within the zone, including indoor sports facilities, community facilities, clubrooms, and maintenance and equipment sheds.

In providing for recreation and community facilities, sites in the Sport and Active Recreation Zone play a key role in supporting growth and a well-functioning urban environment.

While this chapter includes the core objectives, policies, and rules that apply to the Sport and Active Recreation Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

SARZ-PREC1 — Hutt Park Accommodation Precinct

The Hutt Park Accommodation Precinct identifies an area within the Hutt Park reserve that has a history of being used for holiday park-style visitor accommodation and ancillary activities.

This chapter includes specific objectives, policies and rules for the precinct. These objectives, policies and rules include notes that clarify whether they are in addition to or replace other objectives, policies and rules for the Sport and Active Recreation Zone.

Objectives

SARZ-O1	Purpose and character of the zone
The Sport and Active Recreation Zone consists of large open space areas within urban areas that provide for a mix of indoor and outdoor recreation and community facilities within urban areas, including playing fields, large playgrounds and sites that accommodate indoor sports facilities and community facilities.	

SARZ-O2	Activities in the zone
The Sport and Active Recreation Zone: a. Predominantly provides for recreation activities and community facilities that are compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone. b. Provides for other activities that: i. Are compatible with the purpose and planned character of the zone, ii. Are compatible with the planned character and amenity of adjoining Residential Zones, Mixed Use Zone, and the Marae Zone, and iii. Are compatible with the recreation activities and use of community facilities within the zone.	

SARZ-O3	Built character
Built development within the Sport and Active Recreation Zone: a. Retains open space areas suitable for active recreation, such as sports fields, b. Either provides for recreation activities and community facilities or is compatible with the provision of recreation activities and community facilities within the zone, and c. Is compatible with the planned character and amenity of adjoining Residential Zones, Mixed Use Zone, and the Marae Zone. This includes buildings that accommodate indoor sports facilities, community facilities, clubhouses, public toilets, equipment sheds, and maintenance buildings.	

SARZ-O4	Adverse effects
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with Residential Zones, Mixed Use Zone, and the Marae Zone.	

Objectives — Hutt Park Accommodation Precinct

SARZ-PREC1-O1	Purpose, character and activities of the Hutt Park Accommodation Precinct

This objective is additional within the Hutt Park Accommodation Precinct.

The Hutt Park Accommodation Precinct provides for visitor accommodation at a specific location in the Sport and Active Recreation Zone, as well as ancillary activities that support the visitor accommodation. Visitor accommodation in the precinct is of a low density, with low site coverage, provision of open space, and landscaping and planting at the site boundary.

Policies

SARZ-P1	Predominant activities

Enable indoor and outdoor recreation activities and community facilities as the predominant activities within the Sport and Active Recreation Zone where they are compatible with the planned character of the zone and the planned character and amenity of the adjoining Residential, the Mixed Use Zone, and the Marae Zone.

SARZ-P2	Compatible activities

1. Provide for activities in the Sport and Active Recreation Zone that:
    a. Support the recreation activities and community facilities within the zone or enhance the amenity of the site,
    b. Are compatible with the character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of new built development and noise-generating activities, and
    c. Have a functional or operational need to be in that location.
2. Potentially compatible activities include commercial activities, including retail activities, associated with recreation and community facilities on the site.

SARZ-P3	Potentially incompatible activities

1. Only allow potentially incompatible activities in the Sport and Active Recreation Zone where they:
    a. Maintain or enhance the amenity values of the zone,
    b. Do not limit or constrain the provision of recreation activities and community facilities, and
    c. Are compatible with the planned character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of built development, noise-generating activities and outdoor storage and carparking areas.
2. Potentially incompatible activities include:
    a. Rural activities,
    b. Industrial activities, and
    c. Other activities, including retail activities, that do not support recreation activities and community facilities with the zone.

SARZ-P4	Built development

Built development in the Sport and Active Recreation Zone is managed to:

a. Maintain or enhance the provision of recreation activities and community facilities within the zone,
b. Maintain public access, unless it is necessary to restrict public access to protect of sensitive indigenous habitats, the health or safety of people, sensitive cultural and historic heritage values, or the integrity and security of regionally significant infrastructure, and
c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

SARZ-P5	Outdoor storage and carparking areas

Manage impacts of outdoor storage and carparking areas in the Sport and Active Recreation Zone on:

a. The provision of recreation opportunities and community facilities, including through restricting outdoor storage and carparking areas that are not for the purpose of supporting recreation activities and community facilities on the site, and
b. The amenity values of the zone and on adjoining sites, including through the location of outdoor storage and carparking areas, screening, and landscaping.

Policies — Hutt Park Accommodation Precinct

SARZ-PREC1-P1	Additional enabled activities

This policy is additional within the Hutt Park Accommodation Precinct.

Enable visitor accommodation and activities that support the provision of visitor accommodation in the Hutt Park

Accommodation Precinct.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and status for an activity are set out in the General Approach chapter.
Activities on public land (such as reserves and parks) may also require permission (such as a lease or licence) from the relevant administering body. For sites in the Sport and Active Recreation Zone, this is likely to be Hutt City Council.

Buildings and structures

SARZ-R1	Repair and maintenance of buildings and structures
1. **Activity status:** Permitted	

SARZ-R2	Demolition or removal of buildings and structures
1. **Activity status:** Permitted	

SARZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. SARZ-S1: Gross floor area, ii. SARZ-S2: Building coverage, iii. SARZ-S3: Building height, iv. SARZ-S4: Height in relation to boundary, and v. SARZ-S5: Setbacks.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SARZ-R3.1. **Matters of discretion are restricted to:** 1. The matters of discretion of any infringed standard.	

Land use activities

SARZ-R4	Recreation activities
1. **Activity status:** Permitted Where: a. The activity does not involve any motorised recreation activities, and b. For organised recreation activities, compliance is achieved with SARZ-S6: Hours of operation.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SARZ-R4.1. **Matters of discretion are restricted to:** 1. The matters of discretion of SARZ-S6: Hours of operation. 2. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone. 3. Any positive effects that can only be achieved through non-compliance with the rule.	

SARZ-R5	Community facilities
1. **Activity status:** Permitted Where: a. Compliance is achieved with SARZ-S6: Hours of operation.	
2. **Activity status:** Restricted discretionary	

Where:
a. Compliance is not achieved with SARZ-R5.1.

Matters of discretion are restricted to:
1. The matters of discretion of SARZ-S6: Hours of operation.

Public notification is precluded for applications under this rule.

SARZ-R6	Conservation activities

1. **Activity status:** Permitted

SARZ-R7	Public and community gardens

1. **Activity status:** Permitted

SARZ-R8	Customary activities

1. **Activity status:** Permitted

SARZ-R9	Park maintenance and repair

1. **Activity status:** Permitted

SARZ-R10	Walking and cycling tracks

1. **Activity status:** Permitted

SARZ-R11	Food and beverage activity

1. **Activity status:** Permitted

Where:
a. The total gross floor area of buildings for the activity does not exceed 60m^2, and
b. Compliance is achieved with SARZ-S6: Hours of operation.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with SARZ-R11.1a.

Matters of discretion are restricted to:
1. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with the standard.

3. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with SARZ-R11.1b.

Matters of discretion are restricted to:
1. The matters of discretion of SARZ-S6: Hours of operation.

Public notification is precluded for applications under this rule.

SARZ-R12	Commercial activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. The activity is ancillary to recreation activities at the site, including:
   i. Sale of tickets for recreation activities on the site,
   ii. Recreation and sporting equipment directly related to the activity occurring on site, and
   iii. Professional sports events, coaching clinics, sports education, or training.
b. The total gross floor area of buildings for the activity does not exceed 100m^2.
c. Compliance is achieved with SARZ-S6: Hours of operation.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with SARZ-R12.1b.

Matters of discretion are restricted to:
1. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with the standard.

3. **Activity status:** Restricted discretionary

   Where:
   1. Compliance is not achieved with SARZ-R12.1c.

   Matters of discretion are restricted to:
   1. The matters of discretion of SARZ-S6: Hours of operation.

4. **Activity status:** Non-complying

   Where:
   a. Compliance is not achieved with SARZ-R12.1a.

SARZ-R13	Carparking activities

1. **Activity status:** Permitted

   Where:
   a. The carparking area is ancillary to recreation activities or community facilities on the site,
   b. Compliance is achieved with SARZ-S5: Setback, and
   c. For outdoor carparking areas, at least 5% of the carparking area is landscaped with grass or plants.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with SARZ-R13.1b.

   Matters of discretion are restricted to:
   1. The matters of discretion of SARZ-S5: Setback.

   Public notification is precluded for applications under this rule.

3. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with SARZ-R13.1c.

   Matters of discretion are restricted to:
   1. Effects on the character and amenity values of the site.
   2. Effects on the amenity values of adjoining sites.
   3. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping and screening.
   4. Whether the reduced landscaping is necessary to provide for the functional needs and operational needs of activities on the site.
   5. Any positive effects that can only be achieved through non-compliance with the standard.

4. **Activity status:** Non-complying

   Where:
   a. Compliance is not achieved with SARZ-R13.1a.

SARZ-R14	Visitor accommodation

1. **Activity status:** Discretionary

2. **Activity status:** Non-complying

   Where:
   a. Compliance is not achieved with SARZ-R14.1.

SARZ-R15	Activities not otherwise provided for

1. **Activity status:** Non-complying

General rules

SARZ-R16	Outdoor storage and work areas

1. **Activity status:** Permitted

   Where:
   a. The stored material is for park maintenance and repair, or
   b. The outdoor storage area is screened by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height above ground level from:

i. Areas of the site that are accessible to the public,
ii. Any adjoining site in an Open Space and Recreation Zone, Residential Zone, Commercial and Mixed Use Zones, or the Marae Zone, and
iii. Any public road.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with SARZ-R16.1.

Matters of discretion are restricted to:
1. Effects on character and amenity values of the site and adjoining sites in Open Space and Recreation Zones, Residential Zones, Commercial and Mixed Use Zones, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with SARZ-R16.1.

SARZ-R17	Servicing

1. **Activity status:** Permitted

Where:
a. The servicing is not within 40 metres of a site in a Residential Zone, the Mixed Use Zone, or the Marae Zone, or
b. The servicing occurs only between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with SARZ-R17.1

Matters of discretion are restricted to:
1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with the rule.

Public notification is precluded for applications under this rule.

Rules — Hutt Park Accommodation Precinct

SARZ-PREC1-R1	Visitor accommodation

This rule replaces SARZ-R15 within the Hutt Park Accommodation Precinct.

1. Activity status: Permitted

SARZ-PREC1-R2	Residential activities

This rule is additional within the Hutt Park Accommodation Precinct.

1. Activity status: Permitted

Where:
a. There is no more than one residential unit on the site, and
b. The residential unit is ancillary to the provision of visitor accommodation on the site.

2. Activity status: Non-complying

Where:
a. Compliance is not achieved with SARZ-PREC1-R2.1.

SARZ-PREC1-R3	Carparking activities

This rule is additional within the Hutt Park Accommodation Precinct.

1. Activity status: Permitted

Where:
a. The carparking area is ancillary to visitor accommodation, recreation activities, or community facilities on the site.

2. Activity status: Non-complying

Where:
a. Compliance is not achieved with SARZ-PREC1-R3.1.

Standards

SARZ-S1	Gross floor area

1. Buildings and structures must not exceed 100m^2 in gross floor area.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
4. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

SARZ-S2	Building coverage

1. Building coverage must not exceed 30% of the net site area.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
4. Whether the additional building coverage is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

SARZ-S3	Building height

1. Buildings and structures must not exceed a maximum height above ground level of 11 metres.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
4. Whether the additional height is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

SARZ-S4	Height in relation to boundary

1. Where a site adjoins a Residential Zone, the Mixed Use Zone, or the Marae Zone, buildings and structures must comply with the height in relation to boundary standard of the adjoining zone.

Matters of discretion if the standard is breached:

1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. The extent to which the additional height is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.

SARZ-S5	Setback

1. Buildings, structures, and outdoor carparking areas must be set back at least 6 metres from any boundary of sites with a Residential Zone, the Mixed Use Zone, or the Marae Zone.
2. This standard does not apply to fences less than 2 metres in height above ground level.

Matters of discretion if the standard is breached:

1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. The extent to which the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.

SARZ-S6	Hours of operation

1. Activities must not operate outside the hours of 7:00am and 10:00pm.

Matters of discretion if the standard is breached:

1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.
2. The extent to which the additional hours are necessary to provide for functional needs or operational needs of the

activities on the site.
3. Any positive effects that can only be achieved through non-compliance with the rule.